

EXHIBIT A

LEGAL DESCRIPTION

A parcel of land located in the Southwest 1/4 of the Southeast 1/4 of Section 26, Township 8 North, Range 10 East, in the City of Madison, Dane County, Wisconsin, more fully bounded and described as follows, to wit:

Commencing at the South quarter corner of the said Section 26; thence North 89° 48' 44" East, 1,008.77 along the South line of the said Southeast 1/4, to the point of beginning; thence North 00° 55' 26" East, 673.68 feet; thence North 79° 21' 42" East, 231.65 feet to a point of curve; thence Northeasterly on a curve to the right which has a radius of 2,526.44 feet and a chord which bears North 80° 25' 13" East, 93.39 feet; thence South 00° 55' 26" West, 730.95 feet along the extended Westerly edge of Fairfield Manor, recorded in Volume 21 of Plats, Page 17, in the Office of the Register of Deeds of Dane County, Wisconsin, to the South line of the said Southeast 1/4; thence South 89° 48' 44" West, 318.83 feet along the said South line, to the point of beginning, containing an area of 224,107 square feet (5.15 acres), more or less.*

* Part of the parcel of land described above, consisting of an area of approximately 10,521.39 square feet (.242 acre), is improved for use as a public street right-of-way (the Northerly 1/2 of Troy Drive).

Parcel Address: 500 Troy Drive

Tax Parcel Number: 251-0809-264-0091-4

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